144.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,500 / 857,500
					USE VALUE:	857,500 / 857,500
					ASSESSED:	857,500 / 857,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUTCHINSON LLOYD M
Owner 2:	TANG KATHERINE M
Owner 3:	
Street 1:	129 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOLAN DAVID C/LIFE ESTATE -
Owner 2:	-
Street 1:	129 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1508 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4617.000	407,000	3,700	446,800	857,500
Total Card	0.106	407,000	3,700	446,800	857,500
Total Parcel	0.106	407,000	3,700	446,800	857,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 568.63 | /Parcel: 568.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93561
GIS Ref
GIS Ref
Insp Date 12/16/17

PREVIOUS ASSESSMENT

Parcel ID 144.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,000	3700	4,617.	446,800	857,500		Year end	12/23/2021
2021	101	FV	395,300	3700	4,617.	446,800	845,800		Year End Roll	12/10/2020
2020	101	FV	395,300	3700	4,617.	446,800	845,800	845,800	Year End Roll	12/18/2019
2019	101	FV	302,300	3700	4,617.	418,900	724,900	724,900	Year End Roll	1/3/2019
2018	101	FV	302,300	3700	4,617.	346,300	652,300	652,300	Year End Roll	12/20/2017
2017	101	FV	302,300	3700	4,617.	318,400	624,400	624,400	Year End Roll	1/3/2017
2016	101	FV	302,300	3700	4,617.	290,400	596,400	596,400	Year End	1/4/2016
2015	101	FV	281,200	3700	4,617.	284,800	569,700	569,700	Year End Roll	12/11/2014

!11185!

PRINT

Date	Time
12/30/21	12:04:02

LAST REV

Date	Time
03/22/18	11:06:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11185

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID C/L	43805-299		9/29/2004		473,400	No	No		
DOLAN DAVID C	35929-290		7/19/2002	Family	99	No	No		
	9001-421		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2012	1082	Renovate	19,930	C				2ND FLOOR BEDROOM
5/1/2012	553	Porch	72,745					ENCLOSE PART OF OF
5/13/2010	432	Redo Kit	156,000					NEW DECK & REDO 2N

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
6/21/2012	Info Fm Prmt	BR	B Rossignol
11/11/2008	Meas/Inspect	336	PATRIOT
1/19/2005	MLS	MM	Mary M
11/15/1999	Meas/Inspect	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4617		Sq. Ft.	Site		0	80.	1.21	9									446,807						446,800	

Total AC/HA:	0.10599	Total SF/SM:	4617	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	446,807	Spl Credit		Total:	446,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34628642
Const Adj.:	0.99980003
Adj $ / SQ:	181.712
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426580
Depreciation:	19623
Depreciated Total:	406957

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

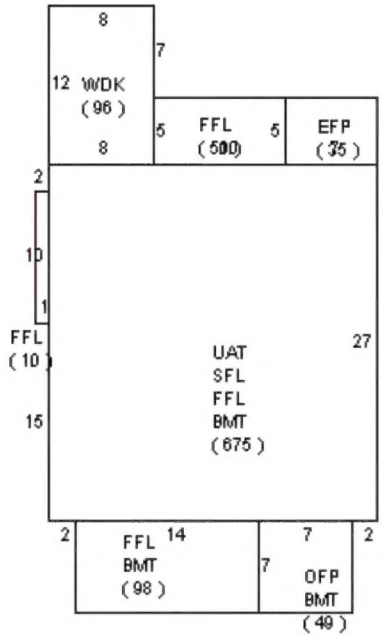
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.71
Special Features:	0	Val/Su Net:	151.92
Final Total:	407000	Val/Su SzAd	269.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	833	181.710	151,366
BMT	Basement	822	54.510	44,810
SFL	Second Floor	675	181.710	122,656
UAT	Upper Attic	169	72.680	12,266
WDK	Deck	96	16.000	1,536
OFP	Open Porch	49	43.990	2,156
EFP	Enclos Porch	35	72.590	2,540

Net Sketched Area:	2,679	Total:	337,330
Size Ad	1508	Gross Area	3185	FinArea	1508
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1927	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc